

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. *M: 26-16-21*

1. Name of Property (indicate preferred name)

historic

other 112 North Street

2. Location

street and number 112 North Street not for publication

city, town Rockville vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name David P. Arnold and Sandra M. Gutchner et al

street and number 3333 University Boulevard West, #1011 telephone

city, town Kensington state MD zip code 20895

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber 19034 folio 491

city, town Rockville tax map GR23 tax parcel tax ID number 00158931

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	1
<input type="checkbox"/> site		<input type="checkbox"/> recreation/culture	2
<input type="checkbox"/> object		<input type="checkbox"/> defense	buildings
		<input checked="" type="checkbox"/> domestic	sites
		<input type="checkbox"/> education	structures
		<input type="checkbox"/> funerary	objects
		<input type="checkbox"/> government	Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> other:	

Number of Contributing Resources previously listed in the Inventory
0

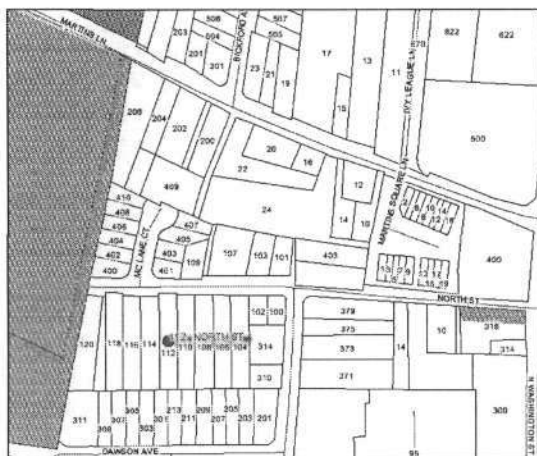
7. Description

Inventory No. 11: 26-16-21

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.



The ca. 1947 house at 112 North Street faces north on a long narrow 13,500 square foot lot. It is a one story side-gabled rectangular house with no basement and little architectural detail. The enclosed area of the building is listed at 480 square feet on the Maryland Department of Taxation and Assessments. The side gabled roof is clad with composition shingles and the exterior is concrete block clad with stucco. The gables are clad with cementitious wood-grained shingles. The plan is symmetrical, a three-bay front and two-bay sides.

The front has a central front exterior door flanked by a window in each east and west bay with non-working shutters. There are two windows on each side facade and a small louvered ventilation panel at the peak of the side gable. A brick chimney is on the rear slope. The windows are 1/1 double hung sashes. The house has a crawl space with small horizontal lights for ventilation and a wooden deck on the rear of the house. The view of the house from North Street is obscured by overgrown evergreen arborvitae and shrubbery. A small storage outbuilding is south (rear) of the house and a large four-bay garage with a parking area is at the back of the property, accessed by an asphalt driveway on the west side of the house extending from North Street. Both outbuildings are recent.

The area across North Street has been platted into house lots as Addison Jackson's subdivision and McLane Court. The residences in this block vary widely in age from 1924 to about 2003 and from under 1,000 square feet to over 3,000 square feet for new houses at 101 and 106 North Street. There are also varied house styles as well as vernacular built houses. See the aerial photos on the next page taken in 2003.



112 North Street, front (north) view showing front façade and shrubbery.

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112 North Street

McLane Court



Subject: 112
North Street

McLane Court

North Street

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Name 112 North Street

Continuation Sheet

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Top Left: 112 North Street,
east façade seen from the
driveway at 110 North
Street.

Bottom left: 112 North
Street west façade.

Bottom right: 112 North
Street north (front) and west
façades showing driveway
to garage at rear of property.



8. Significance Inventory No.

M: 24-14-21

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Local history

Specific dates 1947

Architect/Builder

Construction dates 1947

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The house at 112 North Street shows the continuing growth of the Haiti/ Martin's Lane African American community, just north of Rockville. This small one-story house without a basement was added after WWII during the post war boom. It is located on land once part of the vast estate of Upton Beall and his daughter Margaret. It was a modest basic house in its time.

History and Support

The African American community of Haiti was established as a residential area for slaves owned by the Beall family before emancipation and then appears to have been sold to some slave families as individual ownership plots after emancipation. Some lots were sold to other African Americans desiring to live close to Rockville.

Margaret J. Beall, daughter of the second Clerk of the Circuit Court, sold parcels from the northern portion of their land holdings in Rockville to former slaves and black servants between the years 1871 and 1901. This became known as Haiti.

Margaret Beall's parcels include the south side of Martin's Lane to North Street except the lots on the 100 block of North Street and two acres along the south side of North Street from North Van Buren Street to North Washington Street. Margaret Beall sold these parcels to three sibling slaves of the Beall household, and to other former slaves and individuals from 1871 to 1900. Many heirs or relatives still occupy these properties except along North Washington Street (now commercial redevelopment) and a 1988 17-unit townhouse development on Martin's Lane. This area is an example of a generational kinship community development pattern typical of rural or semi-rural black enclaves in Montgomery County and Maryland.

These parcels and Haiti itself can be identified by the informal, "crazy-quilt" land pattern created over the years when a corner or strip was given to a child or sold to a relative. Different frontage lengths produce a somewhat irregular rhythm of houses and the setback is also somewhat irregular. The oldest houses on Martin's Lane, 22 and 22A (now 24) date from the late 1860s to 1900. These sites were also used as small agricultural

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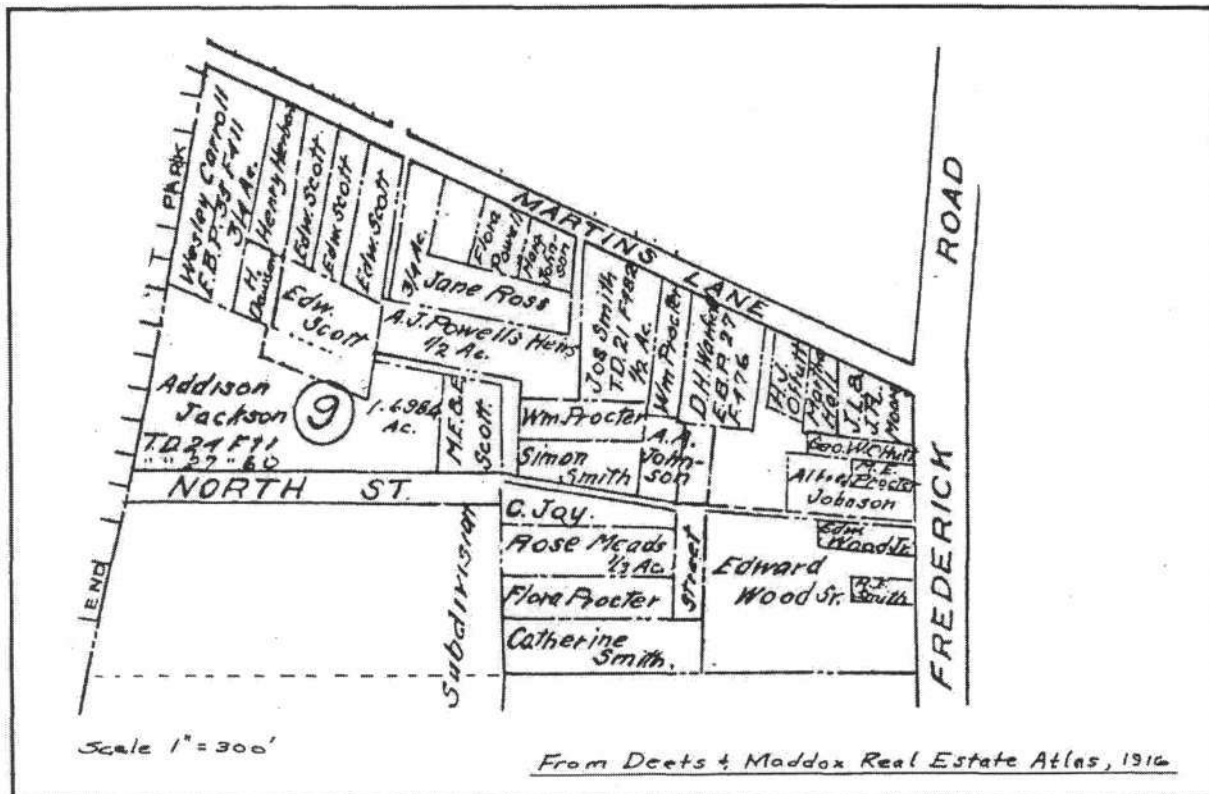
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homesteads and some still have small outbuildings, hand pumps and wells, gardens, fruit trees, arbors, and berry patches remaining.

It appears that there were black inhabitants on the south side of North Street as well. Oral tradition places a long, log dwelling house at the west end of the south side of North Street, owned by descendents of the Beall-Dawson family and occupied by individuals named Ginny Robinson and George Duffin in the early part of the 20th century. The dwelling was razed as more lots were sold and improved in that block.

Margaret Beall's Parcels with ownership as of 1916.

Drawn by Charles Burroughs



Beall's Addition to Rockville is shown as a blank area in the above map, although it was platted in 1893. It extended roughly from North Street to Harrison Street and included land between Adams Street and the east side of Forest Avenue. Although lots were sold and some housing constructed in the areas nearer West Montgomery Avenue, much of the property now along Beall Avenue and this area near Haiti and Martin's Lane did not see much activity. These sections of the subdivision were abandoned in 1910 and the area on the south side of North Street was formally resurveyed and resubdivided in 1926 into smaller lots as Section 1, Block 10. Most of the lots were about 13,500 square feet and 50 feet wide.¹ However, land transactions indicate that an informal resubdivision and sales had occurred before the subdivision was legally registered.

¹ Montgomery County Plats 1/10 (1893), and 4/346 (1926); Judgment Records, PBR30/255, Equity 2617 (1910).

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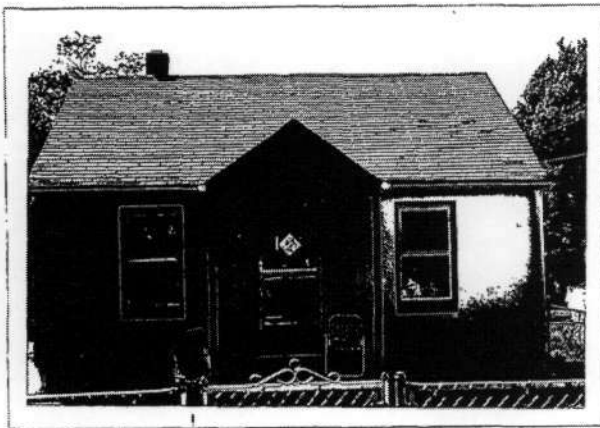
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John and Georgia Barcus purchased lots 3 and 4 of Block 10 of the 1926 resubdivision of 'Beall's Subdivision of Part of Rockville' from Margaret J. Beall's heirs in 1924.² Elijah and Emma Duffin purchased Lot 6 in May 1925.³

According to the City of Rockville utility records from the mid-1940s through the 1980s, Frank H. and G. Johnson were the first owners that received City water and sewer service. Joseph T. and C.E. Cooper purchased it in 1966.⁴ The State Department of Taxation and Assessment lists owners are Helena T. Koenig, who received the property in 1993⁵ and sold it in 2001 to the present owners, David Arnold et. al.⁶

None of the listed previous or present owners are found in the book Rockville: Portrait of a City, or listed in other city histories as persons who influenced society. None were found in the family files or obituary files at the Montgomery County Historical Society. From this search, it was concluded that the owners were ordinary citizens and not leaders or influential personages.



Left: photo of 112 North Street from 1986 windshield survey of Haiti. At this point the house had a gabled-roof portico sheltering the front stoop.

² Montgomery County Land Records PBR358/316, Beall to John and Georgia Barcus, \$400 for two lots.

³ Montgomery County Land Records PBR378/57, Beall to Elijah and Emma Duffin, purchase price was \$200.

⁴ City of Rockville utility file card records for 112 North Street, lot 5, Block 10, Bealls subdivision.

⁵ Montgomery County Land Record 11284/67 (05/20/1993.)

⁶ Montgomery County Land Record 19034/491 (04/19/2001.)

9. Major Bibliographical References

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MHT Forms for 110 and 114 North Street by Eileen McGuckian and Judy Christensen. City of Rockville Utility Service Records through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat and Land records, 1917 Deets and Maddox Map of Montgomery County, 1949 and 1959 F.H.M. Klinge Atlas of Real Estate in Montgomery County Maryland.

10. Geographical Data

Acreage of surveyed property 13,5000 square feet
Acreage of historical setting _____
Quadrangle name Rockville

Quadrangle scale: _____

Verbal boundary description and justification

Lot 5, Block 10, Bealls Subdivision

11. Form Prepared by

name/title	Judy Christensen		
organization	City of Rockville, MD	date	August, 2005
street & number	111 Maryland Avenue	telephone	240-314-8232
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

M: 26-16-21
112 North Street
Rockville, MD
USGS Rockville Quad

